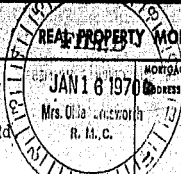


RECORDING FEE PAID

JAN 16 1970



BOOK 1146 PAGE 317

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)
 16067 Bonnie Johnson
 Sarah Johnson
 300 Old Augusta Rd
 Greenville, S. C.

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY
 ADDRESS
 46 Liberty Lane
 Greenville, S.C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF ADVANCE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1-14-70	\$ 3720.00	\$ 930.00	132.06	\$ 2657.14
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	16th	2-16-70	\$ 62.00	\$ 62.00	1-16-75

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH that Mortgagor (all, if more than one) to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee the following described real estate together with all Improvements thereon situated in South Carolina, County of Greenville

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the West side of Old Augusta Road, in the City of Greenville, in the county of Greenville, State of South Carolina, being shown as Lot 19 on plat of Augusta Road Ranches made by Dalton & Neves, Engineers, April, 1941, recorded in the R.M.C. Office for Greenville County, State of South Carolina, in plat book M at page 47, and having, according to said plat, the following notes and bounds, to-wit:

Beginning at an iron pin on the West side of Old Augusta road at joint front corner of lots 19 and 20, and running thence with the line of lot 20, S. 89-47 W. 198.8 feet to an iron pin on the East side of a 15 foot alley; thence with the East side of said alley, N. 00-13 W. 50 feet to an iron pin on the South side of DeOyley Ave; thence with the south side of DeOyley Avenue, N. 89-47 E. 178.4 feet to an iron pin; thence continuing with DeOyley Avenue along a curved line (the chord being S. 42-36 E. 33.7 feet) to an iron pin on the west side of Old Augusta Road; thence with the West side of Old Augusta Road, S. 5-00 W. 35.2 feet to the beginning corner.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. This being the same property conveyed to me by deed of the Mutual Life Insurance Company of New York, recorded July 3, 1957 and recorded in the R.M.C. Office for Greenville County in Deed Book 579 at page 189.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name. This deed is made subject to any restrictions and easements that appear on the record on the recorded plat on the premises.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

 (Witness)

 (Witness)

 Bonnie Johnson (L.S.)

 Sarah Johnson (L.S.)
 Sarah Johnson